

EXHIBIT B



Jennifer Dean <jdean@pangeare.com>

FW: Rent Rolls

1 message

David Jaffee <djaffee@pangeare.com>

Fri, Apr 10, 2015 at 4:38 PM

To: Jennifer Dean <jdean@pangeare.com>, Elisabeth Jackson <ejackson@pangeare.com>

Cc: Andrew Dieckelman <adieckelman@pangeare.com>, Jeremy Pawlak <jpawlak@pangeare.com>, Brenda Jimenez <bjimenez@pangeare.com>

[REDACTED]

BJ, please hold off on any response.

From: Burns, Cheryl [mailto:CBurns@thecha.org]

Sent: Friday, April 10, 2015 4:35 PM

To: Brenda Jimenez

Cc: 'David Jaffee'; Ludwig, Kathryn E.

Subject: Rent Rolls

Brenda,

After our meeting Katie and I discussed the complaints of the participants as it relates to the changing rents. We would like copies of the rent rolls for the buildings that you have HCV residents in. Please know that we have gotten rent rolls from other owners and believe that as stewards of the HCV program we should do some due diligence in response to the complaints.

Please let me know when we can expect the documents.

Best regards,

Cheryl



Cheryl L Burns | Program Director, Housing Choice Voucher Program

Phone 312.786.4046 | Fax 312.913.4093 | Mobile 773.469.6163

Chicago Housing Authority | 60 E. Van Buren | Chicago, IL 60605

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Jennifer Dean <jdean@pangeare.com>

Re: Rent Rolls

1 message

Jennifer Dean <jdean@pangeare.com>
To: David Jaffee <djaffee@pangeare.com>

Tue, Apr 14, 2015 at 6:55 PM

[REDACTED]

On Apr 10, 2015, at 4:38 PM, David Jaffee <djaffee@pangeare.com> wrote:

[REDACTED]

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Cc: 'David Jaffee'; Ludwig, Kathryn E.
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Jennifer Dean <jdean@pangeare.com>

FW: Rent Rolls

1 message

David Jaffee <djaffee@pangeare.com>

Wed, Apr 15, 2015 at 6:31 PM

To: Jennifer Dean <jdean@pangeare.com>

Cc: Patrick Borchard <pborchard@pangeare.com>, Steve Joung <sjoung@pangeare.com>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

David Jaffee

Operations Manager | Pangea Properties

☎ 312.924.5745 ext. 246 | 📠 847.567.4248 | ✉ djaffee@pangeare.com

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Jennifer Dean <jdean@pangeare.com>

Re: Rent Rolls

1 message

Jennifer Dean <jdean@pangeare.com>

Wed, Apr 15, 2015 at 7:17 PM

To: David Jaffee <djaffee@pangeare.com>

Cc: Patrick Borchard <pborchard@pangeare.com>, Steve Joung <sjoung@pangeare.com>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Apr 15, 2015, at 6:31 PM, David Jaffee <djaffee@pangeare.com> wrote:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Cc: Patrick Borchard <pborchard@pangeare.com>, Steve Joung <sjoung@pangeare.com>

[REDACTED]

On Apr 15, 2015, at 6:31 PM, David Jaffee <djaffee@pangeare.com> wrote:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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To: Jennifer Dean <jdean@pangeare.com>

Cc: Patrick Borchard <pborchard@pangeare.com>, Steve Joung <sjoung@pangeare.com>

Thanks JD. Email is out, will let you know when we get the volley back.

From: Jennifer Dean [mailto:jdean@pangeare.com]**Sent:** Wednesday, April 15, 2015 7:17 PM**To:** David Jaffee**Cc:** Patrick Borchard; Steve Joung**Subject:** Re: Rent Rolls

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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RE: Rent Rolls

1 message

Patrick Borchard <pborchard@pangeare.com>

Thu, Apr 16, 2015 at 8:32 AM

To: David Jaffee <djaffee@pangeare.com>, Jennifer Dean <jdean@pangeare.com>

Cc: Steve Joung <sjoung@pangeare.com>

[REDACTED]

[REDACTED]

From: David Jaffee [mailto:djaffee@pangeare.com]**Sent:** Wednesday, April 15, 2015 6:31 PM**To:** Jennifer Dean**Cc:** Patrick Borchard; Steve Joung**Subject:** FW: Rent Rolls

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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FW: Rent Rolls

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Thu, Apr 16, 2015 at 10:58 AM

To: Jennifer Dean <jdean@pangeare.com>

Cc: Patrick Borchard <pborchard@pangeare.com>, Steve Joung <sjoung@pangeare.com>

That was fast. Let me know if you want to meet. A few initial thoughts:

- [REDACTED]
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I can also start compiling the damage here to see how damning the evidence is if you think it's worth it.

DJ

From: Burns, Cheryl [mailto:CBurns@thecha.org]**Sent:** Thursday, April 16, 2015 9:03 AM**To:** 'David Jaffee'; Brenda Jimenez**Cc:** Ludwig, Kathryn E.**Subject:** RE: Rent Rolls

Good morning David,

We appreciate your responsibility to ensure the privacy of your residents, we too share that concern. What we are requesting is a copy of the rent rolls with names redacted that would allow us to be certain that there is no validity to complaints we are receiving regarding rental rates from our clients. This will not become a part of any regular process on our part, but will ultimately allow us to make a determination based upon facts.

Please refer to your HAP contract for language that supports our demanding this information. It can be found in Section 6 D (page 5) "During the HAP contract term, the rent to owner may not exceed rent charged by the owner for comparable unassisted units in the premises. The owner must give the PHA any information requested by the PHA on rents charged by the owner for other units in the premises or elsewhere."

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Sent: Thursday, April 16, 2015 8:31 AM

To: Burns, Cheryl; Brenda Jimenez

Cc: Ludwig, Kathryn E.

Subject: RE: Rent Rolls

Cheryl,

We are dedicated to the partnership between Pangea and CHA and have done our best to place CHA tenants in quality units. We've discussed this internally and think the request creates an undue burden on our company. We have been unable to identify where in the CHA program a landlord is required to provide this information. Specifically, our concerns include:

- 1) We have no obligation to violate privacy regulations regarding consumer information disclosure. Our market tenants did not sign off on having this information released, and we would never release this information to a market tenant who requested it.
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- 3) This will delay the tenant move in process even further. Ongoing requests for this information during the CHA process are impeding our ability to honor our commitments to valued CHA tenants whose applications are on hold in your offices.

Best,

David Jaffee

Operations Manager | Pangea Properties

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Jennifer Dean <jdean@pangeare.com>

RE: Rent Rolls

1 message

Steven Joung <sjoung@pangeare.com>

Thu, Apr 16, 2015 at 11:24 AM

To: David Jaffee <djaffee@pangeare.com>, Jennifer Dean <jdean@pangeare.com>

Cc: Patrick Borchard <pborchard@pangeare.com>

[REDACTED]

From: David Jaffee [mailto:djaffee@pangeare.com]**Sent:** Thursday, April 16, 2015 10:58 AM**To:** Jennifer Dean**Cc:** Patrick Borchard; Steve Joung**Subject:** FW: Rent Rolls

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Best,

David Jaffee

Operations Manager | Pangea Properties

o 312.924.5745 ext. 246 | m 847.567.4248 | e djaffee@pangeare.com

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From: Burns, Cheryl [mailto:CBurns@thecha.org]

Sent: Friday, April 10, 2015 4:35 PM

To: Brenda Jimenez

Cc: 'David Jaffee'; Ludwig, Kathryn E.

Subject: Rent Rolls

Brenda,

After our meeting Katie and I discussed the complaints of the participants as it relates to the changing rents. We would like copies of the rent rolls for the buildings that you have HCV residents in. Please know that we have gotten rent rolls from other owners and believe that as stewards of the HCV program we should do some due diligence in response to the complaints.

Please let me know when we can expect the documents.

Best regards,

Cheryl



Cheryl L Burns | Program Director, Housing Choice Voucher Program

Phone 312.786.4046 | Fax 312.913.4093 | Mobile 773.469.6163

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Jennifer Dean <jdean@pangeare.com>

Re: Rent Rolls

1 message

Jennifer Dean <jdean@pangeare.com>

Thu, Apr 16, 2015 at 11:53 AM

To: Steven Joung <sjoung@pangeare.com>

Cc: David Jaffee <djaffee@pangeare.com>, Patrick Borchard <pborchard@pangeare.com>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Jennifer L. Dean*In-House Counsel | Pangea Properties*

o 312.985.0813 | e jdean@pangeare.com

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From: "Steven Joung" <sjoung@pangeare.com>**To:** "David Jaffee" <djaffee@pangeare.com>, "Jennifer Dean" <jdean@pangeare.com>**Cc:** "Patrick Borchard" <pborchard@pangeare.com>**Sent:** Thursday, April 16, 2015 11:24:17 AM**Subject:** RE: Rent Rolls

[REDACTED]

From: David Jaffee [mailto:djaffee@pangeare.com]
Sent: Thursday, April 16, 2015 10:58 AM
To: Jennifer Dean
Cc: Patrick Borchard; Steve Joung
Subject: FW: Rent Rolls

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From: David Jaffee [mailto:djaffee@pangeare.com]

Sent: Thursday, April 16, 2015 8:31 AM

To: Burns, Cheryl; Brenda Jimenez

Cc: Ludwig, Kathryn E.

Subject: RE: Rent Rolls

Cheryl,

We are dedicated to the partnership between Pangea and CHA and have done our best to place CHA tenants in quality units. We've discussed this internally and think the request creates an

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Jennifer Dean <jdean@pangeare.com>

FW: Rent Rolls

1 message

David Jaffee <djaffee@pangeare.com>
To: Jennifer Dean <jdean@pangeare.com>

Fri, Apr 17, 2015 at 3:09 PM

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Burns, Cheryl [mailto:CBurns@thecha.org]
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Jennifer Dean <jdean@pangeare.com>

Fwd: Rent Rolls

1 message

David Jaffee <djaffee@pangeare.com>

Mon, Jun 15, 2015 at 2:32 PM

To: Jennifer Dean <jdean@pangeare.com>, Patrick Borchard <pborchard@pangeare.com>

See below. I'm out sick today, but we can discuss tomorrow.

Sent from my iPhone

Begin forwarded message:

From: "Burns, Cheryl" <CBurns@thecha.org>
Date: June 15, 2015 at 2:12:42 PM CDT
To: "David Jaffee" <djaffee@pangeare.com>
Cc: "Ludwig, Kathryn E." <KLudwig@thecha.org>
Subject: RE: Rent Rolls

David,

We have reviewed your submission and found that there are no unit numbers on this report, we are therefore unable to use it. As we have discussed previously, we need this information to perform our due diligence to complaints that have risen to our office as well as CHA's Office of Inspector General. I'm afraid if you refuse to submit this information you will leave me no choice but to recommend that CHA stop accepting RTA's from Pangea.

Please provide this information by close of business, Friday, June 26th in either an .xls or .csv format. Please let me know if you will comply with this request.

Best regards,

Cheryl



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8K



Jennifer Dean <jdean@pangeare.com>

Re: Rent Rolls

1 message

Jennifer Dean <jdean@pangeare.com>

Wed, Jun 17, 2015 at 12:59 PM

To: Steven Joung <sjoung@pangeare.com>

Cc: David Jaffee <djaffee@pangeare.com>, Patrick Borchard <pborchard@pangeare.com>

We're right back to this (see below), it seems.

Jennifer L. Dean*In-House Counsel | Pangea Properties*

o 312.985.0813 | e jdean@pangeare.com

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From: "Jennifer Dean" <jdean@pangeare.com>**To:** "Steven Joung" <sjoung@pangeare.com>**Cc:** "David Jaffee" <djaffee@pangeare.com>, "Patrick Borchard" <pborchard@pangeare.com>**Sent:** Thursday, April 16, 2015 11:53:12 AM**Subject:** Re: Rent Rolls

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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To: "David Jaffee" <djaffee@pangeare.com>, "Jennifer Dean" <jdean@pangeare.com>
Cc: "Patrick Borchard" <pborchard@pangeare.com>
Sent: Thursday, April 16, 2015 11:24:17 AM
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